



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

---

Date: September 19, 2024

To: Robert Bruner, Acting City Manager

From: Megan Schubert, Assistant City Manager  
R. Brent Savidant, Community Development Director  
G. Scott Finlay, City Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements  
Estates of Eckford - Project No. 24.909.3

---

### **History**

Mondrian Properties, LLC proposes to develop Estates of Eckford located on the south side of Eckford Road, between Rochester and Tallman, Section 15.

The Planning Commission granted Preliminary Site Condominium approval on July 11, 2023.

Site grading and utility plans for this development were reviewed and recently approved by the Engineering Department. The plans include municipal improvements, which will be constructed by Mondrian Properties, LLC on behalf of the City of Troy including: Water Main, Sanitary Sewer, Storm Sewer, Concrete Pavement, Asphalt Pavement and Asphalt Path. The required fees and refundable escrow deposits in the form of an Irrevocable Bank Letter of Credit and 10% cash, that will assure completion of the municipal improvements, have been provided by Mondrian Properties, LLC (see attached Private Agreement).

### **Financial**

See attached summary of required deposits and fees for this Private Agreement.

### **Recommendation**

Approval of the Contract for Installation of Municipal Improvements (Private Agreement) is recommended.

# City Of Troy

## Contract for Installation of Municipal Improvements (Private Agreement)

Project No.: **24.909.3**

Project Location: **NE 1/4 Section 15**

Resolution No: \_\_\_\_\_

Date of Council Approval: \_\_\_\_\_

This Contract, made and entered into this 12 day of August, 2024 by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and Mondrian Properties, LLC whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315 and whose telephone number is 586-726-7350 hereinafter referred to as "Owners", provides as follows:

**FIRST:** That the City agrees to permit the installation of Water Main, Sanitary Sewer, Storm Sewer, Concrete Pavement, Asphalt Pavement and Asphalt Path in accordance with plans prepared by PEA Group whose address is 2430 Rochester Court, Suite. 100, Troy, MI 48083 and whose telephone number is 844-813-2949 and approved prior to construction by the City in accordance with City of Troy specifications.

**SECOND:** That the Owners agree to provide the following securities to the City prior to the start of construction, in accordance with the Detailed Summary of Required Deposits & Fees (attached hereto and incorporated herein):

Refundable escrow deposit equal to the estimated construction cost of \$ 718,920.00. This amount will be deposited with the City in the form of (check one):

Cash/Check	<input type="checkbox"/>	} 10% Cash <u>\$71,892.00</u>
Certificate of Deposit & 10% Cash	<input type="checkbox"/>	
Irrevocable Bank Letter of Credit & 10% Cash	<input checked="" type="checkbox"/>	
Performance Bond & 10% Cash	<input type="checkbox"/>	

Refundable cash deposit in the amount of \$ 233,431.00. This amount will be deposited with the City in the form of (check one):

Cash	<input type="checkbox"/>	Check	<input type="checkbox"/>
------	--------------------------	-------	--------------------------

Non-refundable cash fees in the amount of \$ 19,187.19. This amount will be paid to the City in the form of (check one):

Cash	<input type="checkbox"/>	Check	<input type="checkbox"/>
------	--------------------------	-------	--------------------------

Said refundable escrow deposits shall be disbursed to the Owners after approval by the City. The City reserves the right to retain a minimum of ten (10) percent for each escrowed item until the entire site/development has received final inspection and final approval by all City departments. Refundable cash deposits shall be held until final approval has been issued. Disbursements shall be made by the City within a reasonable time, after request for refund of deposits is made by the Owners.

## **City Of Troy**

### **Contract for Installation of Municipal Improvements (Private Agreement)**

**THIRD:** The owners shall contract for construction of said improvement with a qualified contractor. Owners, or their agents, and contractor(s) agree to arrange for a pre-construction meeting with the City Engineer prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, in accordance with the approved plans. Revisions to approved plans required by unexpected or unknown conflicts in the field shall be made as directed by the City.

**FOURTH:** Owners agree that if, for any reason, the total cost of completion of such improvements shall exceed the sums detailed in Paragraph SECOND hereof, that Owners will immediately, upon notification by the City, remit such additional amounts in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sums as detailed in Paragraph SECOND hereof, City will refund to the Owners the excess funds remaining after disbursement of funds.

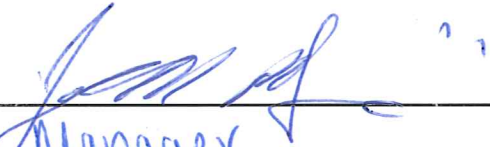
**FIFTH:** Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements and/or right-of-way for such public utilities as required by the City Engineer.

**City Of Troy**  
Contract for Installation of Municipal Improvements  
(Private Agreement)

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 31<sup>st</sup> day of August, 2024.

OWNERS

By:

\*   
Its: Manager

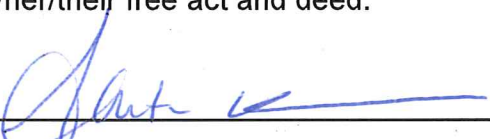
Please Print or Type

\* \_\_\_\_\_  
Its: \_\_\_\_\_

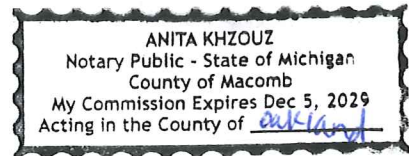
Please Print or Type

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 31<sup>st</sup> day of August, A.D. 2024, before me personally appeared Joseph Mariani known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

  
NOTARY PUBLIC, Macomb, Michigan

My commission expires: Dec 5, 2029  
Acting in Oakland County, Michigan



**City Of Troy**  
Contract for Installation of Municipal Improvements  
(Private Agreement)

CITY OF TROY

By:

\_\_\_\_\_

Ethan Baker, Mayor

\_\_\_\_\_

M. Aileen Dickson, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D.20\_\_\_\_, before me personally  
appeared \_\_\_\_\_ known by me  
to be the same person(s) who executed this instrument and who acknowledged this to be  
his/her/their free act and deed.

\_\_\_\_\_

NOTARY PUBLIC, \_\_\_\_\_, Michigan

My commission expires: \_\_\_\_\_

Acting in \_\_\_\_\_ County, Michigan



# Project Construction

**Permit No: PPC24.909.3**

Engineering Department

500 W. Big Beaver Road

**TO SCHEDULE INSPECTION CALL**

Troy, Michigan 48084

Fax: (248) 524-1838

**INSPECTION LINE: (248) 680-7221**

Hours: Mon-Fri 8am - 4:30pm

www.troymi.gov

**NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.**

**500 ECKFORD** **Location**  
 88-20-15-252-028 Lot: 17  
 Subdivision: Stephenson Land Co Acres  
 Project No:

**LAND OPPORTUNITIES LLC** **Permittee/Owner**  
 50215 SCHOENHERR RD  
 SHELBY TOWNSHIP MI 48315

Issued: Expires:

**MONDRIAN PROPERTIES LLC** **Applicant**

*FOR INFORMATION REGARDING THE ISSUANCE OF THIS PERMIT, CONTACT THE CITY OF TROY ENGINEERING DEPARTMENT AT (248) 524-3383*

50215 SCHOENHERR  
 SHELBY TWP MI 48315  
 (586) 726 7340

**Work Description:** New site condo, Estate of Eckford. PPC24.909.3

**Stipulations:** [Regional detention pond on DPW property](#)

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	164,075.00
Escrow Deposits	Water Mains	97,614.00
Escrow Deposits	Storm Sewers	126,941.00
Escrow Deposits	Rear Yard Drains	59,905.00
Escrow Deposits	Pavement	149,100.00
Escrow Deposits	Grading	5,000.00
Escrow Deposits	Temporary Access Road	2,975.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	656.00
Cash Fees (Non-Refundable)	Signs	7.00
Cash Fees (Non-Refundable)	arkers - Full Range	11.00
Cash Deposits (Refundable)	Construction Engineering (CE)	632,560.00
Cash Deposits (Refundable)	Sidewalks	8,480.00
Cash Deposits (Refundable)	Monuments	11.00
Cash Deposits (Refundable)	Lot Corner Irons	38.00
Cash Deposits (Refundable)	ROW Restoration	1,500.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	1.00
Cash Deposits (Refundable)	Wetland Mitigation	1.10
Cash Deposits (Refundable)	Punchlist & Restoration	632,560.00
Escrow Deposits	Miscellaneous	113,310.00
Cash Fees (Non-Refundable)	Sewer Benefit Fee	17,000.00

Amount Due:

**0.00**

**PAID IN FULL**



# Project Construction

- 1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
  - 2) Any and all construction proposed under this application will meet all requirements of the City, together with the Supplemental Specifications set forth on this application for permit.
  - 3) Save harmless the City against any and all claims for damage arising from operations covered by this application and furnish proof of insurance coverage for the term of the permit issued. Insurance coverage shall be for general liability, property damage and workman's compensation at limits deemed acceptable to the City of Troy. The City of Troy to be named as additional insured on the general liability.
  - 4) Surrender the permit herein applied for and surrender all rights there under whenever notified to do so by the City of Troy because of its need for the area covered by the permit or because of a default in any of the conditions of this permit.
  - 5) Immediately remove, alter, relocate or surrender the facility of which this application is granted if requested by the City of Troy to do so upon termination of this application and upon failure to do so, will reimburse the City of Troy for the cost of removing, altering or relocating the facility.
- SUPPLEMENTAL SPECIFICATIONS:**

- 1) **INTENT:** Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed work.
- 2) **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The City shall specify if trenches or excavations under or adjacent to the road surface shall be sheeted, shored and/or braced in such a manner as to prevent caving, loss, or settlement of foundation material supporting the pavement. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the road and in such a manner that it will interfere as little as possible with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the highway unless the permit provides for disposal at approved locations within the right-of-way. In the latter case, the material shall be leveled and trimmed in an approved manner.
- 3) **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes and pits, where specified, shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than six (6) inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill subject to check by the Controlled Density Method (minimum 95%). Grass shall be restored with sod and topsoil in accordance with the City of Troy Standard Specifications for Turf Restoration.

Sand-gravel backfill material shall consist of approved bank-run sand or gravel or a mixture of approved sand or stone screenings in the mixture. All of the material shall be of such size that it will pass through a screen having two and one-half (2 ½) inch square openings, unless otherwise authorized.

Any excavation within the right-of-way, outside the traveled portion of the road, must be maintained until all settlement has occurred and must be re-shaped and temporarily seeded for soil erosion control. Grass areas shall be restored in accordance with the City of Troy Standard Specifications for Turf Restoration.

All excavation within the traveled portion of the road must be backfilled with sand and compacted. Special requirements are to be determined by the surface type.

- 4) **CROSSING ROADBED BY TUNNELING:** When the pipe is installed by tunneling, boring or jacking without cutting the existing pavement, the backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids, remaining around the installation. The concrete shall be composed of one (1) part Portland cement and ten (10) parts sand-gravel by volume. Sand-gravel shall conform to the requirements given in Paragraph 3.
- 5) **CROSSING BY CUTTING GRAVEL ROAD:** All trenches are to be backfilled with approved material to within twelve (12) inches of the surface within the limits of the roadbed. Backfill methods will be as described in Paragraph 3. All surplus excavated material will be disposed of as described in Paragraph 2. The top twelve (12) inches within the roadbed will be backfilled with eight (8) inches of 4A limestone or slag topped with four (4) inches of processed road gravel (MDOT 22A). Trenches outside of the roadbed will be backfilled in accordance with Paragraph 3.
- 6) **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is used, the pavement shall be cut back so that the opening is at least twelve (12) inches wider on each side than the width of the trench. In all concrete surfaces or bases, edges of trenches shall be formed by the use of a concrete saw. The pavement shall be broken in such a manner as to allow the reinforcing steel, if any, to protrude a sufficient distance for lapping or tying with similar reinforcement in the pavement patch. Backfill shall be in accordance with Paragraph 3. After the backfill has been thoroughly compacted, the pavement shall be replaced with processed road gravel (MDOT 22A) stabilized with chloride until such time as the pavement can be replaced with new pavement by the permit licensee. Maintenance of the temporary pavement will be assumed by the City if the contractor fails to do so and cost incurred will be deducted from the permit licensee's deposit.
- 7) **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than four (4) feet of cover between the top of roadway surface and the pipe.
- 8) **TREE TRIMMING OR REMOVAL:** A special permit will be required for any proposed tree trimming or removal.
- 9) Any proposed operation in the right-of-way not covered in the above specifications, submitted with this application shall be done in accordance with additional specifications or instructions deemed necessary by the City or its duly authorized representatives.
- 10) The following must be attached to the application when applicable: a} Map; b} Plans, specifications and location of facility; c} Traffic plan in cases of street closure; d} Proof of insurance; e} City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.



